

**TOWN OF DAVIE
PLANNING AND ZONING DIVISION
PLANNING REPORT**

SITE PLAN: Sever Palm Garden Park / SP 5-1-99

APPLICANT: Petitioner/ Owner Mark Sever

ANALYSIS: Land Use/Zoning: Residential (10 du/ac) / RM-10
Location: 6650, 6652, 6654, and 6656 SW 48th Street

The applicant requests approval for two duplex dwellings consisting of (2) two bedroom, two bath units, associated parking and landscaping. The project site is approximately .5 acres located on the corner of SW 48th Street and SW 66th Terrace.

The east duplex will have light green walls with a light gray roof. The west duplex will have golden tan walls with a terra-cotta colored roof. Both units will have stucco walls and Spanish 's' tile roofing material.

The landscape plan indicates Royal palms along SW. 48th Street, Coconut Palms along the building facades, and Live Oaks in the rear. Shrubs and ground cover are proposed as foundation plantings in the front and rear of both buildings.

The site plan is in conformance with town code requirements.

PLANNING AND ZONING DIVISION RECOMMENDATION: APPROVAL
subject to the following prior to the issuance of a building permit.

1. Showing the existing Royal Palm on site and note how it will be preserved or relocated on the landscape plan.
2. Providing the required height and spread dimensions of plant material in the plant list.
3. Confirming the operational performance and capacity of the existing catch basin to accept off site discharge from this development.
4. Moving the Live Oak from between the two buildings in the rear to the south 20'.
5. Adding a Live Oak to the center of the green space between the two inner most entry walks and moving the Coconut Palms to form a cluster of three in front of each building.

SITE PLAN COMMITTEE MOTION ON JULY 13, 1999: to table until July 27, 1999, asking that Interim Town Administrator Robert Rawls address the proposed parking plan and indicate to the Committee that it would be allowed although the Code does not allow this type of parking.

SITE PLAN COMMITTEE RECOMMENDATION: Motion to recommend **APPROVAL** subject to the planning report (4-0, Motion: Mr. Engel, Seconded: Mr. Arnold, Mr. Amos absent), July 27, 1999.

Prepared by: _____

Reviewed by: _____

EXISTING ZONING: RM-10

LAND USE DESIGNATION: Res 10 DU/LAC

TOWN OF DAVIE USE ONLY
SITE PLAN NO. SP 5-1-99
FEE \$ 320
RECEIPT NO. 7547

**TOWN OF DAVIE
SITE PLAN APPLICATION**

(NOTE: INFORMATION MUST BE TYPED AND NOTARIZED)
Make Checks Payable to **TOWN OF DAVIE**

DATE FILED: May 4th, 1999

NON-RESIDENTIAL: _____

RESIDENTIAL SITE PLAN: X

FLOOR AREA: 4,326 SF

NO. OF UNITS: 42

PETITIONER: MARK SEVER

ADDRESS: 5580 NE 28th Ave.
Fort Lauderdale, Florida 33308

PHONE: (954) 489-1045
Fax # 489-0822

RELATIONSHIP TO PROPERTY: Owner, Architect, Builder

OWNER: Mark Sever

ADDRESS: 5580 NE 28th Ave.
Fort Lauderdale, Florida 33308

PROJECT NAME/SUBDIVISION NAME: PALM GARDEN PARK UNIT #1

PROJECT ADDRESS: 6650, 6652, 6654 & 6656 SW 48 STREET

LEGAL DESCRIPTION:

Lot 38, "Palm Garden Park Unit #1
Plat Book 7, Page 56

ATTACH CURRENT COPY OF CERTIFIED SEALED BOUNDARY SURVEY INCLUDING ACREAGE

OFFICE USE ONLY

TREE SURVEYS <sup>Applicant states
no vegetation
on site</sup> on site NUMBER OF PLATS 3 NUMBER OF SURVEYS 2

APPROVE AS TO FORM: JMC DATE: 5/3/99

DEVELOPMENT REVIEW COMMITTEE DATE: 5/25/99

SITE PLAN COMMITTEE MEETING DATE: 7/13/99

TOWN COUNCIL MEETING DATE: 8/4/99

MARK SEVER

OWNER'S NAME(S)

OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)

5580 NE 28th Ave.

ADDRESS

Fort Lauderdale, Florida 33308

CITY, STATE, ZIP

(954) 489-1045

PHONE

The foregoing instrument was acknowledged before me this 03 day of May, 1999, by Mark Sever who is personally known to me or who has produced Id Dr. Dec.

as identification and who did take an oath.

NOTARY PUBLIC:

Sign:

Print:

My Commission Expires:



MARIE T. HARDING
My Commission CC584019
Expires May, 12, 2000

MARK SEVER

PETITIONER'S NAME

PETITIONER'S SIGNATURE

5580 NE 28th Ave.

ADDRESS

Fort Lauderdale, Florida 33308

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MARIE T. HARDING
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Expires May, 12, 2000

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